	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 1 of 7

04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION

04.10101 Contents


<u>Page</u>	<u>Section</u>	<u>Title</u>
1	04.10102	Scope
1	04.10103	Purpose
2	04.10104	References
2	04.10105	Definitions
3	04.10109	Introduction
3	04.10110	Project Selection Guidelines
6	04.10111	Priority Project Criteria

04.10102 Scope

This guideline will apply to all proposed projects for the Save Our Rivers (SOR) Program.

04.10103 Purpose

The objective of SOR is to acquire necessary interests in lands for water management, water supply, conservation and protection of water resources. The purpose of this guideline is to provide criteria to establish SOR project eligibility, selection and general acquisition priority.


	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 2 of 7

04.10104 References

SFWMD Policy:	
Save Our Rivers	04.100
Real Estate Property Acquisitions	04.600
Real Estate Appraisal	04.301
Land Management	05.001
Florida Statutes:	
Water Management Lands Trust Fund	
Florida Resources River Act	§373.59
Florida Preservation 2000 Act	§259.101
Florida Administrative Code:	
Water Management Lands Trust Fund	17-42
Miscellaneous Provisions	40E-7
Save Our Rivers Five Year Plan	40E-7

04.10105 Definitions

Acquisition	Acquiring title to land in fee; or in the discretion of the District, such other legal interest necessary for water management, water supply, or the conservation and protection of water resources.
District	The South Florida Water Management District.
Plan	The Five Year Plan as approved by the Board.
Selection	The process of identifying and evaluating proposed projects for the inclusion in the Five Year Plan.
SOR	The Save Our Rivers Program as provided under Section 373.59, Florida Statutes.
SOR Project	A geographical area possessing unique features necessary for water management, water supply, and the conservation and protection of water resources.

	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 3 of 7

04.10109 Introduction

Section 373.59, Florida Statutes specifies monies from the Water Management Lands Trust Fund (WMLTF) shall be used for acquiring fee title or other interest in lands necessary for water management, water supply and the conservation and protection of water resources.


Manageability, surface and ground water systems and the formation of corridors for the critical interaction of wildlife populations are major considerations in this land acquisition process.

04.10110 Project Selection Guidelines

1. Types of Projects

Projects considered necessary for water management, water supply, and the conservation and protection of water resources and thus eligible for selection include, but are not limited to:

- A. River and stream flood plains
- B. River and stream flood ways
- C. River and stream flood hazard areas
- D. River and stream littoral areas
- E. Springs
- F. Lakes including littoral zones
- G. Aquifer recharge area
- H. Wetlands
- I. Well fields
- J. Unique water features
- K. Appropriate buffer zones qualifying for A-J
- L. Lands needed to retain or store water
- M. Remainders of land ownerships included in A-L

	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 4 of 7

2. Land Evaluation Matrix


The Land Evaluation Matrix is one of two methods used to screen and categorize prospective additions to the Five Year Plan. The first phase of the Land Evaluation Matrix, or Category I, reviews parcels for water resource related values (Water Management, Water Supply and Conservation and Protection of Water Resources). Then consideration is given to natural resource related criteria in the second phase, or Category II.

3. SOR Selection Criteria for Water Resource Projects

The second method used to screen prospective land candidates for the Five Year Plan is the SOR Selection Criteria for Water Resource Projects. This system applies to projects designed primarily to supply off-site water resource benefits. Evaluation is performed not on the lands' resource values but considers the way these lands will be utilized within the described project. This benefits criteria system addresses projects which protect the integrity of ecological systems and provide multiple off-site as well as on-site benefits. These include the preservation of fish and wildlife habitat, recreation space and water recharge areas. These projects are included in order to reverse the decline in the ecological, aesthetic, recreational and economic value of the State's water resources.

A. Application

- 1) Distribution systems to stimulate sheet flow inputs into wetlands systems.
- 2) Retention systems operated to stimulate the natural hydrograph for delivery of water into natural wetlands, lakes or estuaries.
- 3) Water quality treatment systems utilizing managed or unmanaged wetlands/marsh vegetation processes.
- 4) Groundwater recharge and/or water table control to facilitate recharge to aquifers or retain seepage from water storage facilities.

	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 5 of 7

- 5) Buffer, access or transitional areas necessary to protect core lands from adverse impacts, provide wildlife corridors, provide for public enjoyment of the core land, or isolate certain management practices such as flooding and prescribed burning.


B. Criteria

Please see Save Our Rivers Method (04.103), Section 04.10310, SOR Selection Criteria for Water Resources Projects, Criteria.

C. Notification of Owners

A release is prepared by the District identifying the general boundaries of new or expanded SOR projects prior to initiating the project review and approval process. This release is published in a newspaper of general circulation within the vicinity of the project and provides information as to location, date, and time of all meetings concerning the review of the project. Concerned owners within the project will be invited to contact the District for more information regarding the SOR program, the project approval process, and the land acquisition process.

Notices of the Construction and Land Management Department (CLM) public meetings are published in the Florida Administrative Weekly. Meeting notices for projects involving less than one hundred (100) landowners are directly mailed to the landowners.

	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 6 of 7

04.10111 Priority Project Criteria

The Five Year Plan shows projects that have been determined to meet SOR objectives. Projects are submitted from a variety of sources and analyzed through the District SOR matrix. However, financial and other constraints may not allow acquisition of all lands included in the Five Year Plan. Meetings on projects involving more than 100 land owners are noticed in newspapers of local circulation.

The following criteria are utilized to establish the general acquisition priority for qualified SOR projects:

1. Standing on the District Strategic Plan


SOR land acquisition is an integral element of the District's overall strategic plan for resource management. The priority of SOR land acquisition needs, as established by the Plan, are directly translated to the SOR acquisition priority.

2. Potential for Resource Loss

Continued development activity in and around identified SOR projects raises concerns about loss of resource values for these projects if they are not protected by outright purchase or conservation easements. The Departments of Planning and Regulation, as well as local governments, are consulted annually as to the trend in development pressures around various SOR projects.

3. Potential for Cooperative Acquisitions

Several SOR projects are potentially qualified for cost sharing with other state and local agencies. Other projects are located in counties with land acquisition programs. Projects that can be acquired and/or managed with cost-sharing programs and remain consistent with SOR objectives receive priority consideration. It is important to establish the intent of the potential partner before granting a priority status.

	■ GUIDELINES ■		Unit 1160	Revision 00	Original Effective Date 01/15/97
	SUBJECT 04.10100 SAVE OUR RIVERS PROJECT EVALUATION AND SELECTION				Last Revision Date 01/15/97
					Page 7 of 7

4. Disposition of Owner(s)

The expressed willingness of the owner(s) of specific critical tracts within an SOR project is a factor in the acquisition priority consideration. Willingness to sell at less than market value may also be a consideration. Conversely, well managed lands owned by private interests reluctant to sell are given a low priority, even if the resource values are high.

Although this priority analysis should apply to SOR projects, it may be necessary to single out certain key tracts within a project as the critical factor for a priority; that is, the status or priority of certain core tracts within a project may determine the priority of the overall project. In these cases, the commitment of funds to the project should be to acquire the core pieces rather than the less critical (lower priority) tracts.

The Priority Acquisition Plan is developed using these criteria. The acquisition resources of the District are specifically directed to accomplish this plan. However, any qualified SOR project may be considered for acquisition during the life of this plan as conditions and circumstances warrant.

Staff recommendations are presented to the public at CLM public meetings. The endorsements or changes from the public meetings are presented to the Governing Board for final approval.

The Five Year Plan indicates to local governments that certain lands within their jurisdiction meet the criteria for SOR project consideration. Budget or other considerations may constrain the acquisition of these lands. Accordingly, local governments should use the Five Year Plan as only one of many criteria in making land use planning evaluations.

Details on the preparation of the Five Year Plan are outlined in the Save Our Rivers Method (04.103).